

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JULY 9, 2015, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. He thanked the Streets Department for cleaning after the recent storm.

City Manager Gary Esplin explained that items 6C and 6G will not be heard tonight.

Mayor Pike suggested moving the discussion on curbside recycling to the front.

COMMENTS FROM THE PUBLIC:

William Fulton, resident, addressed the Council on issues with hot air balloons near Foremaster Ridge. They try to land in vacant land or a nearby cul-de-sac. He mentioned a couple of incidents with balloons trying to land near their home. They contacted the Police Department and an officer arrived. The officer told them to take up the issue with the City Council as there were no laws regarding hot air balloons. He then mentioned a recent article in The Spectrum. Their concerns are potential loss of property and life. He asked that a no-fly zone be adopted.

Mayor Pike stated that there have also been issues with paragliders; staff can look into this. He announced that the City is going to do a thorough review of the St. George Golf Course. It has been noticed that there have been great improvements at the golf courses; however, this course needs to be looked at in terms of its viability as a golf course. For the sake of transparency, he wanted the public to know that this will be a public process and that no decisions have been made.

Councilmember Arial stated that the golf courses have been an amazing thing for the City. They are the third economic driver for the County. She is pleased that the evaluation is being done.

Mayor Pike mentioned that the City operates four of the twelve golf courses in the County.

RESOLUTION/CURBSIDE RESIDENTIAL RECYCLING COLLECTION AGREEMENT:

Consider approval of a Resolution approving the Curbside Residential Recycling Collection Agreement between the Washington County Special Service District No. 1 and Dixie Waste Services, and authorizing the execution of an Agreement between the Washington County Special Service District No. 1 and the City.

City Manager Gary Esplin stated that the Mayor and Council have been closely involved with this project. He believes that a discussion needs to take place on the overall ideas

and issues; therefore, he suggested postponing the item until all of the issues are resolved.

Mayor Pike asked City Attorney Shawn Guzman to highlight the key points of the ordinance.

City Attorney Shawn Guzman explained that staff is trying to fold the recycling component into the existing ordinance. Staff was directed to create an opt-out provision and that it goes with the customer, not with the land. Finance staff will have to keep track of those that opt-out. There are two agreements, one between the Solid Waste District and Dixie Waste and the other between the City and the Solid Waste District. The City was asked to approve both. They have some clarifications that they would like to discuss with the District.

Faye Reber, representing the Solid Waste District, explained that they have until September 1 to adopt the ordinances; setting it on an agenda in August is fine.

Mayor Pike commented that he wants the public to be aware that this is coming. Residents will be notified and the opt-out period will start no sooner than September 1st, giving them 60 days.

The consensus of the Council is to have an opt-out option.

City Manager Gary Esplin stated that prior to creating the ordinance, the Council needs to clarify their intent of opting out for residents who may move after opting out.

Mr. Reber explained that the model ordinance addresses that concern. The District has talked about the ease of administration. The sample ordinance also seems to be more consistent as they want to go as a County, to encourage citizens to recycle. He realizes the concerns of the cities; they drafted the model knowing that each city would want to change the opt-out rules to better fit their own situation.

Mayor Pike stated that anyone that is a new move in to the City, it would be a mandatory opt in program. The only people who get to choose to opt out are current residents. If they opt out and move, he asked if they should be treated as a new resident.

Mr. Reber advised this is a five year contract. They anticipate combining recycling with regular waste pick up when they go out to bid in five years.

Councilmember Almquist added, if a resident does not opt out in a certain time frame, they are in.

Councilmember Arial asked if they opt out, can they opt in at any time.

Mayor Pike replied yes. He added that the City would charge a flat \$4 per month for collection. The agreement between the Solid Waste District and Dixie Waste is at \$3.82 for the opt-out and the City would receive \$.18 for administrative costs. If the County reaches 70% participation, the cost would go down to a total of \$3.00 per month.

Councilmember Randall stated that she is in favor of opt-out, and that the option goes with the individual as they move. She has confidence in staff that they can make this work.

Councilmember Arial commented that she would like to give everyone an opportunity to make a decision to opt-in or opt-out.

Councilmember Hughes agreed with Councilmember Arial. He stated that he believes the 70% participation can be reached. Recycling is not free, there is always a charge. This is a great start and will save space at the landfill.

Councilmember Almquist commented that the opt-out option is good as well as the option staying with the person. He asked City Attorney Shawn Guzman to address if someone owns a house and opts-out but they rent their home to someone who wants to opt-in.

City Manager Gary Esplin explained that it depends on who pays the utility bills. If the owner pays the bill and the renter wants to recycle, they will have to use the recycling bins.

City Attorney Shawn Guzman noted that Administrative Services Director Deanna Brklacich and her staff have looked into this. He explained after October 31, 2015, if there are new renters who have never had a utility account with the City, they would be in the mandatory category.

Councilmember Bowcutt commented that he believes the opt-out option should go with the person.

Mayor Pike stated the City plans to proceed with the opt-out option staying with the person at a total cost of \$4.00 per month. There will be a 60 day period in which residents can opt-out. Residents will be notified in a number of ways.

Councilmember Almquist asked City Attorney Shawn Guzman to add a clause that enables the Council to review administrative costs as \$.18 is fairly thin.

City Attorney Shawn Guzman explained that the Council has the right to do that at any time; the proposed ordinance covers that.

AWARD OF BID:

Consider award of bid for the annual purchase of rye grass for the City golf courses and ball fields.

City Manager Gary Esplin advised that the recommendation is to purchase 69 tons of rye grass seed from Helena Chemical for the same cost as last year. He explained that Purchasing Manager Connie Hood keeps a list of those that are interested in submitting bids.

MOTION: A motion was made by Councilmember Hughes to award the bid for the annual purchase of rye grass to Helena Chemical.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider approval of bid for improvements along the Sand Hollow Wash.

City Manager Gary Esplin advised that this item is for the improvements along the Sand Hollow Wash for a cost of \$492,173.90; the low bidder was Feller Enterprises. He outlined where the funds are coming from as follows: \$89,733 from FEMA, \$215,753 from the Washington County Flood Control Authority and the remainder from the budgeted City utility drainage fund.

Councilmember Bowcutt inquired about a proposed trail in that area.

City Manager Gary Esplin explained that the trail will not be in that area as there is not enough room.

Councilmember Almquist asked if there is a net removal of material.

City Engineer Jay Sandberg replied yes, that is one of the reasons the bid is lower.

MOTION: A motion was made by Councilmember Arial to award the bid to Feller Enterprises for improvements along the Sand Hollow Wash at \$492,173.90.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FEE WAIVER/ROAD CLOSURE:

Consider approval of a request to close St. James and Lizzie Lane and a fee waiver for the Chelsi's Run event. Lisa Peterson, applicant.

City Manager Gary Esplin stated that the previously proposed ordinance is not in place for staff to approve this request; therefore it needs to be approved by the Council. This event has taken place for a number of years.

MOTION: A motion was made by Councilmember Randall to approve the fee waiver and road closure.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PROPOSED BOUNDARY LINE ADJUSTMENT/ORDINANCE:

Public hearing to take public comment on the proposed boundary line adjustment between the City of St. George and Santa Clara City located on the northeast corner of the intersection of Lava Cove Drive and Little League Drive, west of the existing Canyon Terrace Estates Phase 7, and north of the Snow Canyon High School football field. Kent Frei, applicant.

Planning & Zoning Manager John Willis presented the request for a boundary line between the City and Santa Clara City. The Council passed a resolution of intent on April 2, 2015. State law requires a public hearing be held not less than 60 days after the resolution has been approved. The applicant has requested to modify the boundary to the east. He presented an aerial view of the area; a map of the proposed boundary line adjustment; and photos of the hill. He explained that an ordinance will have to be approved and that there are drainage concerns.

Bob Hermandson with Bush & Gudgell, representing the applicant, explained that the original design for the subdivision split the water in both cities. After hearing the comments, they redesigned the plan and everything will be running back to Santa Clara down. He showed on the map where the water will drain and explained that the drainage plan was submitted to Santa Clara City.

Councilmember Bowcutt commented that he looked at the area today. He asked if the plan is to connect the two roads.

Mr. Hermandson explained how the roads will connect and stated that there will be houses on both sides.

Councilmember Bowcutt stated that he is concerned that once housing is developed in the area it will take away the absorption factor when it rains and complicate the situation on the lower road as they get flooded now.

Mr. Hermandson stated that most of the homes along the top of the ridgeline will be walk-out basements. He explained that Santa Clara had them put a drainage system on the back of each lot. The water will be maintained with a storm drain pipe in the back yard that will connect to the rest of the storm drain system.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to approve the ordinance regarding the boundary line adjustment between the City of St. George and Santa Clara City.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Bowcutt commented that even though how the drainage will work was addressed, it does not bind Santa Clara. The Council will not see the plans because it will be approved by the Santa Clara City Council.

City Manager Gary Esplin explained that if they do not take care of the drainage, the City has recourse to fight Santa Clara as the neighborhood needs to be protected. Staff will need to see the plans and watch what is going on.

Councilmember Bowcutt asked Assistant Public Works Director Wes Jenkins if he feels the proposal will handle the drainage.

Mr. Jenkins stated that it will address most of it; it is the best that can be done.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye

Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin asked that the Council make a motion to continue the two addendum items.

RESOLUTION/CURBSIDE RESIDENTIAL RECYCLING COLLECTION AGREEMENT:

MOTION: A motion was made by Councilmember Almquist to continue the item to August 6, 2015.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

ORDINANCE AMENDMENT:

Consider approval of an amendment to Title 4, Chapter 4, Solid Waste Collection and Disposal, of the St. George City Code.

MOTION: A motion was made by Councilmember Hughes to continue the item to August 6, 2015.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PD-R ZONE AMENDMENT/ORDINANCE:

Public hearing to consider an amendment to the PD-R (Planned Development Residential) zone to construct a four-story condominium project on approximately 5.7 acres located at 1151 South Plantations Drive. Capital 5 LLC, applicant.

Planning and Zoning Manager John Willis explained that this item was tabled at the last City Council meeting due to issues with a portion of the property. It is a request for a zone change amendment to construct a four-story condominium project on approximately 5.7 acres located 1151 South Plantations Drive. The applicant is proposing to amend their site plan, reducing the number of buildings from four to three. He presented maps of the property and a landscape plan previously approved. The applicant is also requesting an increase in the height of the buildings to four stories and to expand the footprint. He outlined the proposed height changes. The Planning Commission recommended approval with conditions regarding parking. If the parking lot is changed, the applicant must come before the Planning Commission and City Council for approval. He explained that there was an agreement between the applicant and the Lakes at St. George that the area lot to the north would remain a landscaped area. Because the applicant proposed to build a parking lot, the Lakes at St. George submitted a letter objected to the agreement. Since then the applicant and the representatives from the Lakes at St. George have come to an agreement. He then presented an elevation and photos of the area.

Dave Nasal, applicant, explained that the current building is three stories. The first building sits ten and a half and twelve and a half feet higher than the next two phases. They are proposing the second and third phase buildings are four stories all the way across. He stated that the parking issue has been resolved was submitted to the City and has been recorded.

Mayor Pike opened the public hearing.

Kendall Clements, citizen, stated that the four foot story would be a good addition.

Ed Baca, citizen, mentioned an apartment complex that was approved a number of years ago and an office building that was approved on the west side. He stated that there are concerns about the possibility of increased density, the height and traffic.

Councilmember Randall pointed out that it is interesting that the citizens who contact Mr. Baca do not contact the Mayor or Council.

City Manager Gary Esplin stated that no ordinances have been approved nor has the City had a practice to put a limit on heights, other than in the old part of town. Buildings such as a 5-story hotel near the Dixie Center as well as the hospital and college have been approved for height increases. There is already existing height in that area with other buildings. The density is the same and has already been approved for this property. This is better for the neighbors as it allows for more open space and does not infringe on views.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the zone change amendment to construct a four-story condominium project at Estancia.

SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change request from RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) to R-1-12 (Single family residential 12,000 sq. ft. minimum lot size) on approximately 13.36 acres generally located on the south side of Horseman's Park Drive between Little Valley Road and 2350 East. Sullivan Field LLC, applicant.

Planning & Zoning Manager John Willis presented the request for a zone change approximately 13.36 acres from RE-20 to R-1-12 for property generally located on the south side of Horseman's Park Drive and generally located between Little Valley Road and 2350 East. He showed an aerial map of the area, general plan, a map depicting what the applicant is proposing and photos of the site. Although the original request was to re-zone all of the property after hearing concerns from the neighbors, the developer has decided to keep the property along Little Valley Road zoned RE-20.

Councilmember Bowcutt, the developer should be congratulated for adjusting their request to accommodate the neighbors.

Paul Blackmore, applicant, stated that they made an effort to work with the neighbors. He is aware that there are properties in the area that are being farmed; notes regarding that will be added to the plats.

Mayor Pike opened the public hearing.

Paul Iverson, resident, commended the developer for communicating with the neighbors. Acre lots would be better; however he supports this request. He thanked the City for improving Little Valley Road as it has helped with drainage.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve zone change on approximately 13.36 acres from RE-20 to R-1-12 to accommodate the future resident development – the Cove at Little Valley.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye

Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

ST. GEORGE ART AND STUDIO TOUR:

**Consider approval of a request to expand the St. George Art and Studio Tour.
Bobbi Wan-Kier, applicant.**

Bobbi Wan-Kier, applicant, explained that she would like to expand the St. George Art and Studio Tour. She outlined the proposed changes as included in the agenda packet. She then presented a PowerPoint presentation covering the following topics: Arts to Zion; Recap 4th Annual TOUR; Enhancements Made; Major Online Presence; Targeted Marketing: Art Patrons; Silver Reef Foundation; St. George "Art and Studio TOUR"; Projected Attendance and Revenues; and Our Request.

City Attorney Shawn Guzman advised that staff will be making changes regarding signage in the future.

MOTION: A motion was made by Councilmember Arial to approve the signs and the project as it stands for the St. George Art and Studio Tour.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

AIRPORT NAME CHANGE:

Consider approval changing the name of the St. George Municipal Airport to the St. George Regional Airport.

Airport Manager Rich Stehmeier advised that on June 17, 2015, the Airport Advisory Board recommended approval to change the name of the airport from St. George Municipal Airport to St. George Regional Airport. One of the reasons it was brought up was because an FAA inspector asked why it wasn't a regional airport because it was built to be one. Being a regional airport denotes a larger airport with more safety and corporate services; marketing is the primary reason. It will cost approximately \$8,000 to change the signs at the terminal and the entry to the airport.

Mayor Pike added that Mr. Stehmeier is working on getting other airlines to use the airport.

City Manager Gary Esplin is concerned that the City built the airport, not the region. He stated that he supports going forward and explained why the airport was not called a regional airport when it was built.

Councilmember Bowcutt asked Mr. Stehmeier if the signs have to be changed.

Mr. Stehmeier replied that they should be changed if they say municipal. He explained that it is a simple process to change the name once the Council approves it. It does not change the SGU code.

Councilmember Arial commented that most people will not even notice the change.

MOTION: A motion was made by Councilmember Hughes to approve to change the name to St. George Regional Airport and the expenditures to change the signs.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FOOD SERVICES PROPOSAL FOR AIRPORT:

Consider approval of a proposal from H&B Deli to provide food services at the Airport.

City Manager Gary Esplin explained that the Airport Advisory Board recommended approval of this item however; there are no funds approved in the budget. If Council would like to move forward, he suggests tabling the item and submitting an RFP to see if there are any others interested.

MEMORANDUM OF AGREEMENT:

Consider approval of renewing the memorandum of agreement with the ATF (Alcohol Tobacco and Firearms).

City Manager Gary Esplin advised that there is already an agreement, this will allow for continual operations with the ATF.

MOTION: A motion was made by Councilmember Arial to approve the memorandum of agreement with the ATF.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Planning and Zoning Manager John Willis stated that the Planning Commission at its meeting held on June 23, 2015 recommended to set public hearings for August 6, 2015 to consider the following: 1) A zone change request to rezone 10.83 acres from R-1-10 to PD-C to accommodate a future development of a proposed commercial center along the west side of River Road at approximately 1450 South; 2) To consider a zone change request to rezone 6.04 acres from PD-C/R to PD-R to accommodate a town house development project consisting of 14 dwelling structures with 54 units generally located at 415 South Dixie Drive; and 3) A zone change amendment 3 to amend the Atkinville Master Plan in the PD-C zoning district. The project is located east of the I-15 freeway and north of the southern parkway.

MOTION: A motion was made by Councilmember Hughes to set the public hearings for August 6, 2015.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Riverstone Phase 5, a 33-lot residential subdivision located at the Las Colinas Drive at approximately 1000 West and 4000 South; zoning is R-1-10. There is an existing trail along the north side that has been dedicated to the City and a sewer line on the back side, a portion of which is in the rear of the lots.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Riverstone Phase 5.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for The Ledges of St. George White Rocks Phase 1, an 11-unit residential subdivision located at Canyon Tree Drive at approximately 1500 West and 4900 North; zoning is PD-R. The road will have to be extended so there is a public access to the subdivision.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for The Ledges of St. George White Rocks Phase 1.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for The Ledges of St. George White Rocks Phase 2, a 3-unit residential subdivision located at Canyon Tree Drive at approximately 1500 West and 4900 North; zoning is PD-R.

Councilmember Bowcutt commented that the agenda packet says that the final plats are subject to review by the Legal Department.

City Attorney Shawn Guzman advised that Civil Attorney Victoria has reviewed them.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for The Ledges of St. George White Rocks Phase 2.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Estancia Phase 1, a 1-lot residential subdivision located at approximately 1145 South Plantations Drive; zoning is PD-R. This final plat is subject to an agreement wherein the developer will put in \$18,000 toward the construction of the Canyon View Drive realignment.

MOTION: A motion was made by Councilmember Almquist to approve the final plat for Estancia Phase 1.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye

Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT:

Assistant Public Works Director Wes Jenkins presented the final plat amendment for Escalera Phase 2 Amended, a 37-lot residential subdivision plat located at 1912 East 1060 North; zoning is R-1-10. The purpose of this amendment is to amend the restrictions on sheet 1 and note 7 in the notes section on sheet 2. The lot is graded for a walk-out basement. The geotechnical report did not indicate that basements should be prohibited. The note will be amended to allow for basements, he read the language as shown in the agenda packet.

MOTION: A motion was made by Councilmember Almquist to approve the final plat amendment for Escalera Phase 2 Amended, lot 234 and adopting the language pertinent to possible walk-out basements.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Assistant Public Works Director Wes Jenkins presented the request for a lot line adjustment for the future Maverik convenience store located at the northwest corner of 1000 East and St. George Boulevard. He showed and outlined the proposed lot line adjustment.

MOTION: A motion was made by Councilmember Hughes to approve the lot line adjustment between Newby's and Denny's.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Councilmember Almquist, when there is a plan review for the corner, it needs to be brought up to all City codes for street trees and landscaping.

MINUTES:

Consider approval of the minutes from the meeting held on May 7, 2015.

MOTION: A motion was made by Councilmember Arial to approve the minutes for May 7, 2015.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the meeting held on May 14, 2015.

MOTION: A motion was made by Councilmember Randall to approve the minutes for May 14, 2015.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

Councilmember Almquist mentioned that the Flood Control Authority will do all it can to deal with the EPA requirements for following up with the Army Corps of Engineers designation of waters for the U.S.

No other reports were given.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Almquist to adjourn to a closed session to discuss potential property sale and purchase.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Almquist to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye